



Legislation Text

File #: 0648-2012, **Version:** 1

Rezoning Application Z11-024

APPLICANT: William E. Harrison, Jr.; 6139 Buckeye Parkway; Grove City, Ohio 43123.

PROPOSED USE: Limited commercial development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on February 9, 2012.

FAR SOUTH COLUMBUS AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Disapproval. The 0.34± acre site is developed with a non-conforming mobile home park and a maintenance garage in the SR, Suburban Residential District. The requested L-C-4, Limited Commercial District will allow unspecified commercial development. The limitation text commits to use restrictions that were requested by the Far South Columbus Area Commission, a provision for green space along the eastern property line after the mobile home park use is discontinued, and access restrictions. The site is located within the boundaries of the *Scioto Southland Area Plan* (2007), which recommends single-unit residential development for the east side of South High Street. The requested L-C-4, Limited Commercial District is not consistent with the land use recommendations of the Plan, and although the site is located within the Community Commercial Overlay, the predominant land use along this side of South High Street is still single-unit residential development. Therefore, commercial development is not supported by Staff at this location.

To rezone **2586 SOUTH HIGH STREET (43207)**, being 0.34± acres located at the southeast corner of South High Street and Loxley Drive, **From:** SR, Suburban Residential District, **To:** L-C-4, Limited Commercial District (Rezoning # Z11-024).

WHEREAS, application #Z11-024 is on file with the Department of Building and Zoning Services requesting rezoning of 0.34± acres from: SR, Suburban Residential District, to L-C-4, Limited Commercial District; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the Far South Columbus Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend disapproval of said zoning change because the requested L-C-4, Limited Commercial District is not consistent with the *Scioto Southland Area Plan* (2007) land use recommendation for single-unit dwellings at this location. Although the site is located within the Community Commercial Overlay, the predominant land use along this side of South High Street is still single-unit residential development. Therefore, commercial development is not supported at this location; and

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

2586 SOUTH HIGH STREET (43207), being 0.34± acres located at the southeast corner of South High Street and Loxley Drive, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus and being Lot Numbers 124 and 125 of Castle Terrace Extension Subdivision, as same as numbered and delineated on the recorded plat thereof, of record in Plat Book 7, Pages 456 and 457, Recorder's Office, Franklin County, Ohio.

Parcel Numbers 010-112577 and 010-112993

Property Address: 2586 South High Street; Columbus, OH 43207

To Rezone From: SR, Suburban Residential District

To: L-C-4, Limited Commercial District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the L-C-4, Limited Commercial District on this property.

SECTION 3. That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said changes on the said original zoning map and shall register a copy of the approved L-C-4, Limited Commercial District and Application among the records of the Department of Building and Zoning Services as required by Section 3370.03 of the Columbus City Codes; said text titled, "**LIMITATION TEXT**," signed by William E. Harrison, Jr., Applicant, dated March 8, 2012, and reading as follows:

LIMITATION TEXT

PROPOSED DISTRICT: L-C-4, LIMITED COMMERCIAL DISTRICT

PROPERTY ADDRESS: 2586 SOUTH HIGH STREET, COLUMBUS, OHIO 43207

OWNER: JEFF CUTLER (CUTMAN LAND CO. LTD)

APPLICANT: WILLIAM E. HARRISON, JR. (BUYER)

DATE OF TEXT: MARCH 8, 2012

APPLICATION NUMBER: Z11-024

1. INTRODUCTION: The subject property consists of 0.34 acres of land located on the east side of South High Street, south of Loxley Drive, known as Lot Numbers 124 and 125 of Castle Terrace Extension Subdivision, of record in Plat Book 7, Pages 456 and 457, Recorder's Office, Franklin County, Ohio. The existing zoning is SR, Suburban Residential District. The site has historically been used for commercial purposes (gas station, repair garage), and contrary to the Scioto Southland Area Plan land use recommendations, single-family residential uses do not seem to be appropriate given that the property is located in the Community Commercial Overlay, and the fact that South High Street is a major thoroughfare. The requested L-C-4 District will allow commercial development, and this limitation overlay text is being applied to the rezoning application to exclude offensive uses that were requested by the Far South Columbus Area Commission.

2. PERMITTED USES: The permitted uses shall be limited to those uses defined by Chapter 3356, C-4, REGIONAL SCALE COMMERCIAL DISTRICT, excluding the following uses:

Automotive Maintenance and Repair Facilities
Automotive Body Repair Facilities
Bars, Cabarets, Nightclubs, Taverns
Check Cashing and Loans
Pawn Brokers

Gambling/Burlesque Establishments

3. DEVELOPMENT STANDARDS: Unless otherwise specified in the following, the applicable development standards shall be those contained in Chapters 3356 (C-4, Commercial District), and 3372 (Community Commercial Overlay), of the Columbus City Code. The existing mobile homes will stay non-conforming and may remain in accordance with Chapter 3391, Non-Conforming Uses and Existing Uses of the Columbus City Code.

A. Density, Lot, and/or Setback Commitments: N/A

B. Access, Loading, Parking, and/or Other Traffic Related Commitments.

No access shall be permitted to South High Street for any proposed redevelopment of this site. Access to this site shall be provided via Loxley Drive.

C. Buffering, Landscaping, Open Space, and/or Screening Commitments:

When the non-conforming mobile home park use is discontinued, a minimum 20-foot wide area as measured from the east property line shall revert to open space. The area shall be planted with grass. Parking lot screening and other landscaping such as trees, hedges, shrubs, and flowering plants are also permitted.

D. Building Design and/or Interior-Exterior Treatment Commitments: N/A

E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments: N/A

F. Graphics and/or Signage Commitments.

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4, Commercial District, and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.